

Whites Creek DRAFT Rural Community Character Definitions

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Proposed Rural CCM Definitions

Introduction - T2 RURAL

Purpose. Within Nashville-Davidson County land designated in the General Plan as T2 Rural reflects land with sensitive and unique topographic and geological characteristics, scarce prime agricultural land or landscapes with a historic rural community character. These areas provide living and working options differentiated from the more suburban and urban parts of the county. The value of rural and conservation land is recognized by the County in the General and Community Plans, which aim to protect and preserve the rural character and sensitive environmental resources on these lands. In areas designated as T2 Rural, the impact of land subdivision, land development, and intensification of activities can have significant ramifications to the region's resources and health and well-being and, therefore, these lands must be planned carefully and as such, the maintenance of a harmonious development pattern, preservation of prime agricultural lands and the conservation of sensitive environmental resources and rural character is the key focus of any development.ⁱ

Residents of Davidson County residing within areas designated as T2 Rural have chosen to reside in these areas largely due to their environmental setting of hillsides, valleys, forest, agriculture, and rural character. As development occurs, it must be managed to protect and enhance these assets. To maintain a harmonious development pattern preference shall be given to enhancing and preserving the characteristics of a rural development pattern.

The purpose of T2 Rural designated lands is toⁱⁱ:

1. Promote and encourage agricultural activity in a supportive environment.
2. Maintain a natural, open rural character by minimizing the visual intrusion of development along the primary roadways through building placement, protection of existing vegetation and natural topographical features that obscures the view of development from the street.
3. Provide for the preservation of open space as a watershed protection measure.
4. Permit flexibility of design in order to promote environmentally sensitive and efficient use of the land.
5. Preserve in perpetuity:
 - a. Unique or sensitive natural resources such as groundwater, floodplains and floodways, wetlands, streams, steep slopes, prime agricultural land, woodlands and wildlife corridors and habitat.
 - b. Scenic views.
 - c. Historic and archaeological sites.
6. Use Conservation Subdivisions to permit grouping of development on less environmentally sensitive soils that will reduce the amount of infrastructure,

including paved surfaces and utility easements, necessary for development to achieve rural appropriate development patterns.

7. Minimize land disturbance and removal of vegetation during construction resulting in reduced erosion and sedimentation.
8. Promote interconnected greenways and wildlife and other natural corridors through the community.

T2 Rural Conservation

CURRENT CCM Introduction (selected with relevant T2-Rural bold):

Conservation policy is most prevalent in the T2 Rural Transect Category, which is rural in large part because of the widespread presence of environmentally sensitive features including steep slopes. Within T2 Rural Areas, the primary intent of the policy is preservation rather than remediation. Remedial situations will be more commonly found in the more intensely developed Transect Categories, such as T3 Suburban, T4 Urban, and T5 Center. T6 Downtown contains no Conservation policy because of its fully developed urban condition.

CURRENT CCM Policy Intent (selected with relevant T2-Rural bold):

In Davidson County, with its diversity of environmental features, Conservation Policy is applied throughout all Transect Categories except T6 Downtown, to preserve or enhance environmentally sensitive features. Conservation policy will be most commonly found in T2 Rural Areas, which remain rural in large part because of the widespread presence of environmentally sensitive features including steep slopes and floodplain/ floodway. **Within T2 Rural Areas, the primary intent of Conservation Policy is preservation. An example would be leaving forested steep slopes in their natural state.** Remedial situations where the policy intent is to enhance rather than to preserve will be more commonly found in the more intensely developed Transect Categories. An example of such enhancement through remediation would be the daylighting of a culverted stream in a T5 Regional Center.

CURRENT CCM General Characteristics (selected with relevant T2-Rural bold):

Conservation Policy areas vary widely in the specific constraints they present to development. In Davidson County, the bulk of environmentally constrained land falls under two categories: steep slopes and floodplains. Often, other environmentally sensitive features such as wetlands and unstable or other problem soils are associated with these two categories. **In T2 Rural Transect, the primary environmentally sensitive features are steep slopes and floodplain/floodway areas.** In T3 Suburban, these features are also present, but they are less widespread and tend to be at the edges of that Transect area or in isolated areas within it. In T4 Urban Transect, steep slopes are rarer in relation to floodplain areas. This reflects the fact that most T4 Urban development has occurred or is planned to occur on level land. In the T5 Center Transect Category, environmental constraints are almost exclusively confined to floodplains.

Rare plant and animal species and problem soils may be found in all Transect Categories. They are, however, most commonly found in the T2 Rural and T3 Suburban Transect Categories. Because of the highly developed condition, T4 Urban, T5 Center, and T6 Downtown see limited rare plant and animal species. Districts, with their wide variety of locations and development patterns, also exhibit a variety of environmental constraints. Most notably, Industrial Districts are commonly located along the floodplain of the Cumberland River, which as discussed below is treated differently from other floodplain areas of the County in key respects.

Although development in the Conservation policy is generally consistent with the character of the Transect Category in which it is located, development may vary in some respects from the

character of its surroundings. **For example, residential development in Conservation Policy in a T2 Rural Area may take the form of a grouping of homes spaced more closely together relative to other development in T2 Rural Areas and surrounded by a large amount of open space because environmental constraints limit the ability to place the homes in any other way on the property.** Another example is found in T4 Urban Areas where development is generally found on a complete street grid without cul-de-sacs. However, if Conservation policy is used to protect a stream or a steep slope, then a cul-de-sac may, in limited cases, be appropriate in T4 Urban Areas.

CURRENT CCM Design Principles – (selected with relevant T2-Rural bold):

Density/Intensity – Density and intensity are secondary to form of development and are designed to preserve sensitive environmental features. The density and intensity of development for the environmentally constrained portions of a site is lower than for the more developable portion of a site, to an extent that preserves the essential integrity of the natural landform and vegetation. **Specific residential densities or intensity in Conservation Areas are determined during the planning process by physical site characteristics, Transect Category, adjacent Community Character Policy areas, and the impact that the proposed development would have on the environmental feature in question.** In general, the more environmentally sensitive the site is, the lower the acceptable density or intensity of development is. The adequacy of the infrastructure (including, but not limited to, roads and sewers) and the feasibility of extending infrastructure is also considered **Within T2 Rural areas, the maximum gross density shall be 1 du/10 acres and only where the characteristics of the land support that density after the protection of the sensitive environmental features. An acceptable gross density and intensity and their appropriate form may be established through the Community Planning or Detailed Design Plan process, to be in keeping with preservation and remediation goals and the goals and objectives of the Community Plan.** In the case of environmentally sensitive land that has been disturbed, efforts are made to remediate any alteration that has occurred in these areas as development/redevelopment occurs.

Steep Slopes – Development is such that buildings are grouped on the portion of the lot with slopes less than 20 percent, leaving the remaining steep slope areas as open space. Building footprints remain small in relation to the lot size and the form of the building is designed to fit the natural contours of the site. The development potential of the site may vary depending on the steepness of the slopes on the site and the accessibility to portions of the site that are level. **Some areas of Conservation policy, especially in T2 Rural, may be level, but may not be accessible without disturbing steep slopes. The development intensity of these isolated level areas is therefore also kept low.**

T2 Rural Agriculture (NEW)ⁱⁱⁱ

Policy Intent

To preserve appropriate land within Davidson County for active agricultural activities, recognizing its value as contributing to the history of the community, contributing to a diversified economic base, providing produce and other food products for increased food security, providing an economically viable use for some environmentally constrained land, contributing to open space, and providing character to the rural landscape.

It is important to preserve and promote rural-based economies and lifestyles by fostering opportunities for small-scale employment and self-employment compatible with the agricultural use of the land, wildlife, and private stewardship of the land that enhances the rural sense of community and quality of life. Subdivisions that require new roads or the extension of sewers are inappropriate in this policy classification.

Application

T2 Rural Agriculture Policy is applicable to areas that are appropriate and identified for or envisioned to remain primarily agricultural. T2 Rural Agriculture is applied in situations where there is an expressed interest in maintaining the predominant, existing or desired condition for agricultural use and that condition is believed to be stable and sustainable over time.

Commonly used boundaries to define T2 Rural Agriculture Policy areas include, but are not limited to: presence of prime farm soils, suitability for livestock maintenance, environmental features, man-made features (rail lines, major utility easements, prominent roads), and transitional uses (open space, institutional).

Examples of Appropriate Land Uses (In order of appropriateness)

- Agricultural and Related Accessory and Support Uses, excluding large scale processing facilities
- Hunting and Wildlife Viewing
- Residential
- Conservation Subdivisions - In certain, particularly appropriate areas, especially where sanitary sewer service is available, well-designed layouts of homes grouped together to preserve surrounding environmental features and/or screened adequately not to infringe upon the rural viewshed from the public right-of-way may be possible by working with the Planning Department on conservation subdivision designs that allow some residential development but also preserve the rural character of the landscape.

Any conservation development proposal will require either a rezoning to Specific Plan zoning or use of another implementation tool that ensures the intent of the conservation development is achieved and maintained. The purpose of a conservation subdivision or development is to ensure large scale preservation of resources such as floodplains, stream buffers and steep slopes through permanently-protected easements while allowing any development to be located in appropriate less sensitive areas of the site. The density of homes, when grouped, will not exceed the total number permitted

by the land use policy on the respective parcel. Also, these grouped homes will not be allowed additional gross density or density bonus. For instance, if a property contains both T2 Rural Countryside policy and T2 Natural Conservation policy, as many properties do, the policy would support a maximum yield of one dwelling unit per ten acres within the T2 Conservation policy portion and one dwelling unit per five acres within the T2 Rural policy portion with all development located within the designated development area. Even within the designated development area, the total number of homes and subdivided lots may be further reduced to avoid development on any floodplains, stream buffers, steep slopes and other sensitive environmental resources. The housing type will remain single- and two-family homes, as are allowed in the land use policy.

Design Principles^{iv}

Access

Single access driveways are common. Shared access roads and driveways serving more than two dwellings or otherwise accessing larger properties are also common. Driveways are designed and located to preserve environmentally sensitive features.

Block Length

Blocks are large and may be considered to be nonexistent. Where obvious, they are curvilinear with generous distance between intersections.

Building Form (Mass, Orientation, Placement)

Residential, agricultural and other support buildings are sparsely located and are scattered across the landscape in a pattern that reflects preservation of natural features and the pattern necessary to service active farmland, not traditional setbacks and spacing.

Residential buildings are often irregular in their orientation to the rural road with deep and varying setbacks. Buildings are generally small in relation to their lot size. They are often placed on large contiguous acres of land, making their relative distance far from one another. Occupied buildings are 1 to 3 stories in height with support structures often higher.

Buildings are placed in a random pattern and are generally oriented onto the primary road or onto a driveway.

Setbacks are generous and irregular and spacing between buildings is often significant. The preservation of scenic viewsheds, environmental features and prime farmland is considered when determining where the building is located to minimize the visual and physical impacts on the landscape.

Connectivity (Pedestrian/Bicycle)

Pedestrian and bicycle connectivity is low and where available is provided in the form of greenways and/or multi-use paths and on-road facilities for bicyclists.

Connectivity (Vehicular)

Vehicular connectivity is low. Limited transportation infrastructure – a sparse road network – limits vehicular connectivity to prominent rural roads, which are connected in a widely spaced network. Roads are designed in compliance with the Rural Corridor standards and located to preserve environmentally sensitive features. A road cross-section with shoulders and swales is preferred. A road cross-section with curb and gutter is inappropriate.

Density/ Intensity

Density is secondary to the form of development; however, T2 Rural Agriculture Areas are intended to be the lowest density of development in the County. Density does not generally exceed 0.2 dwelling units per acre (1 du/5 acres) and even lower density is preferred to create or preserve an agricultural environment. Lots with variable and irregular lot widths at the street (generally greater than 100 feet) are appropriate to reflect organic development and not a conventional subdivision pattern.

Landscaping

Landscaping is natural and informal. Landscaping generally utilizes existing, native vegetation and reflects the natural environment, but may also include some formal plantings. Consideration is given to the use of native plants and natural rainwater collection to minimize maintenance costs.

Lighting

Lighting is sparsely provided. Lighting is used for safety at buildings and is designed to fit the context and character of a rural environment. Use of dark-sky lighting is highly preferred with lighting directed onsite and not contributing to light pollution. The use of reflective materials along roads are appropriate over the use of street lights.

Parking

Parking is provided on-site on private property. Parking for civic and public benefit land uses is provided on-site behind or beside buildings, with considerations for minimizing the size of paved parking areas

Bicycle parking is provided at civic and public benefit uses.

Signage

Signage is primarily used to identify individual farms and agricultural activities. Signage for civic and public benefit land uses alerts motorists, pedestrians and cyclists to their location and assists them in finding their destination in a manner that is not distracting or overwhelming to the civic or public benefit use or the overall streetscape. The design and location of signage complements and contributes to the agricultural character of the area. Signage is generally scaled for vehicles and use of entrance features and other creative locations are often experienced. Any lighting on signage is minimal and complies with the lighting design principles above.

T2 Rural Countryside (NEW)^v

Policy Intent

T2 Rural Countryside Areas demonstrate an established development pattern consisting of very low density residential development, secondary agricultural uses, and civic and public benefit land uses with the primary purpose being the maintenance of the area's rural landscape.

Attached and detached residential buildings and agricultural buildings are randomly dispersed across the landscape. Buildings are located with the principle consideration given to protection of sensitive environmental features, preservation of significant view sheds, and ability to farm land, resulting in deep setbacks and generous spacing between buildings. The public realm and streetscape features the sparse use of lighting and informal, natural landscaping.

T2 Rural Countryside Areas have low levels of connectivity due to a sparse road network and the limited presence of multi-use paths and/or bikeways. The development pattern reflects the preservation of land with environmental significance such as steep topography, vegetation, and view sheds and the preservation of tracts of farmland. The edges of T2 Rural Countryside Areas are firm with clearly distinguishable boundaries identified by environmental features, lot size, and building placement.

Areas designated as Rural Countryside are intended to preserve the rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. While there may be some very limited growth opportunities, all development should result in harmonious development in terms of building type, density, building configuration, building orientation, and scale. If connections are not present, enhancements should be made to improve pedestrian, horse, bicycle and vehicular connectivity utilizing Rural Corridors as set forth in this section.

Application

T2 Rural Countryside Policy is applicable to areas that are envisioned and intended to remain with a rural character, where agricultural activities are present but secondary, and the primary character focus is the preservation of a natural condition with views of forested areas and countryside. T2 Rural Countryside is applied in situations where there is an expressed interest in maintaining the predominant, existing or desired condition for residential and small scale agricultural use and that condition is believed to be stable and sustainable over time.

Commonly used boundaries to define T2 Rural Countryside Policy areas include, but are not limited to: presence of prime farm soils, suitability for livestock maintenance, environmental features, man-made features (rail lines, major utility easements, prominent roads), and transitional uses (open space, institutional).

Examples of Appropriate Land Uses (In order of appropriateness)

- Maintenance of the land in its natural state
- Residential
- Small scale Agricultural and Related Accessory and Support Uses

- Civic or Public Benefit
- Conservation Subdivisions - In certain, particularly appropriate areas, especially where sanitary sewer service is available, well-designed layouts of homes grouped together to preserve surrounding environmental features and/or screened adequately not to infringe upon the rural viewshed from the public right-of-way may be possible by working with the Planning Department on conservation subdivision designs that allow some residential development but also preserve the rural character of the landscape.

Any conservation development proposal will require either a rezoning to Specific Plan zoning or use of another implementation tool that ensures the intent of the conservation development is achieved and maintained. The purpose of a conservation subdivision or development is to ensure large scale preservation of resources such as floodplains, stream buffers and steep slopes through permanently-protected easements while allowing any development to be located in appropriate less sensitive areas of the site. The density of homes, when grouped, will not exceed the total number permitted by the land use policy on the respective parcel. Also, these grouped homes will not be allowed additional gross density or density bonus. For instance, if a property contains both T2 Rural Countryside policy and T2 Natural Conservation policy, as many properties do, the policy would support a maximum yield of one dwelling unit per ten acres within the T2 Conservation policy portion and one dwelling unit per five acres within the T2 Rural policy portion with all development located within the designated development area. Even within the designated development area, the total number of homes and subdivided lots may be further reduced to avoid development on any floodplains, stream buffers, steep slopes and other sensitive environmental resources. The housing type will remain single- and two-family homes, as are allowed in the land use policy.

Design Principles

Access

Single access driveways are common. Shared access roads and driveways serving more than two dwellings or otherwise accessing large properties are also common. Driveways are designed and located to preserve environmentally sensitive features.

Block Length

Blocks are large and may be considered to be nonexistent. Where obvious, they are curvilinear with generous distance between intersections.

Building Form (Mass, Orientation, Placement)

The building form is in character with the existing development pattern of the rural neighborhood in terms of its mass, orientation, and placement. Massing of residential buildings results in a building footprint with low lot coverage.

Buildings are placed in a random pattern and are generally oriented onto the primary road or onto a driveway.

Setbacks are generous and irregular and spacing between buildings is often significant. The preservation of scenic viewsheds, environmental features and prime farmland is considered when determining where the building is located to minimize the visual impact on the landscape. Occupied buildings are 1 to 3 stories in height with support structures often higher but where present generally not visible from the road.

Civic and public benefit buildings are found at prominent locations such as intersections or the termini of roads and are designed to provide a focal point. The relationship of the building to the road and streetscape may vary in relation to other buildings; however, the buildings, including entrances, are oriented to the road with parking behind or beside to preserve open space in front of the building or to frame the road with the building.

Connectivity (Pedestrian/Bicycle)

Pedestrian and bicycle connectivity is low and where available is provided in the form of greenways and/or multi-use paths and on-road facilities for bicyclists.

Connectivity (Vehicular)

Vehicular connectivity is low. Limited transportation infrastructure – a sparse road network – limits vehicular connectivity to prominent rural roads, which are connected in a widely spaced network. Roads are designed in compliance with the Rural Corridor standards and located to preserve environmentally sensitive features. A road cross-section with shoulders and swales is preferred. A road cross-section with curb and gutter is inappropriate.

Density/ Intensity

Density is secondary to the form of development; however, T2 Rural Countryside Areas are intended to be one of the lowest density of development in the County. Density does not generally exceed 0.2 dwelling units per acre (1 du/5 acres) and even lower density is preferred to create or preserve an open, rural environment. Lots with variable and irregular lot widths at the street (generally greater than 100 feet) are appropriate to reflect organic development instead of a conventional subdivision pattern.

Landscaping

Landscaping is natural and informal. Landscaping generally utilizes existing, native vegetation and reflects the natural environment, but may also include some formal plantings. Consideration is given to the use of native plants and natural rainwater collection to minimize maintenance costs. Landscaping is used to screen ground utilities, meter boxes, heating and cooling units, refuse storage, and other building systems that would be visible from public streets.

Lighting

Lighting is sparsely provided. Lighting is used for safety at buildings and is designed to fit the context and character of a rural environment. Use of dark-sky lighting is highly preferred with lighting directed onsite and not contributing to light pollution. The use of reflective materials along roads are appropriate over use of street lights.

Parking

Parking is provided on-site on private property. Parking for civic and public benefit land uses is provided on-site behind or beside buildings, with considerations for minimizing the size of paved parking areas.

Bicycle parking is provided at civic and public benefit uses.

Signage

Signage is rarely used at individual residences. Signage for civic and public benefit land uses alerts motorists, pedestrians and cyclists to their location and assists them in finding their destination in a manner that is not distracting or overwhelming to the civic or public benefit use or the overall streetscape. The design and location of signage complements and contributes to the envisioned character of the neighborhood. Signage is generally scaled for vehicles and monument signs are appropriate.

Appropriate signage scaled for pedestrians includes building mounted signs, projecting signs, or awning signs. Any lighting on signage is minimal and complies with the lighting design principles above.

T2 Rural Neighborhood Maintenance (Amendment to Existing CCM Policy)

Basically the same as T2 Rural Countryside except:

1. Recognizes existing housing and development patterns that are at odds with the desired T2 Rural character.
2. Recognizes the existence of sewers.
3. Recognizes the existing zoning has a smaller minimum lot size than 2 acres.
4. Requires new development to be through the use of a Conservation Subdivision at a maximum gross density of .5 du/acre with individual lots no smaller than the existing zoning. A Conservation Subdivision would include a high percentage (~40-50%) of any development proposal be set aside and preserved, beginning with any environmentally sensitive land, with the remaining land available for development.

T2 Rural Neighborhood Evolving (Amendment to Existing CCM Policy)

Basically the same as T2 Rural Countryside except:

1. Applies to areas that are predominately undeveloped but have the following characteristics:
 - a. A desire to retain a rural character.
 - b. The preexisting existence of sanitary sewer service.
2. Recognizes the existing zoning has a smaller minimum lot size than 2 acres.
3. Requires new development to be through the use of a Conservation Subdivision at a maximum gross density of .5 du/acre with individual lots no smaller than the existing zoning. A Conservation Subdivision would include a high percentage (~40-50%) of any development proposal be set aside and preserved, beginning with any environmentally sensitive land, with the remaining land available for development.

T2 Rural Neighborhood Center (Key Description)^{vi} (Category already existing in CCM)

Policy Intent

Preserve enhance, and create rural centers that are compatible with the general character of rural neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm.

General Characteristics

T2 Rural Neighborhood Centers are pedestrian friendly areas generally located at defined intersections and contain commercial, mixed use, residential, civic and public benefit land uses. Rural centers serve rural neighborhoods within a 10 minute drive. T2 Rural Neighborhood Centers are generally small, not exceeding the four corners of an intersection of prominent rural roads. Buildings are regularly spaced, connected to each other through a pedestrian sidewalk network, with minimal spacing between buildings when on narrow rural roads. Setbacks for buildings may be deeper when located on wide rural roads. Parking is generally behind or beside the buildings or provided on-street. The public realm and streetscape features the infrequent use of lighting, and both formal and informal landscaping. T2 Rural Neighborhood Centers are served by low to moderate levels of connectivity with rural roads and may include multi-use paths leading to surrounding rural neighborhoods and open space. The edges of T2 Rural Neighborhood Centers are firm with clearly distinguishable boundaries identified by land uses, building types, building placement, block structure, and environmental features.

Application

T2 Rural Center Policy is applied in situations where there is a concentration of land that is zoned, used or intended to be used as commercial and mixed use that is situated to serve a neighborhood or community, and its intensification is supported by surrounding existing or planned residential development, adequate infrastructure and adequate access such as an arterial.

Examples Appropriate Land Uses (In order of appropriateness.)

- Commercial
- Office
- Vertical Mixed Use
- Residential
- Civic or Public Benefit

Rural Corridors (NEW)

Policy Intent

While individual development is sparse in rural areas, natural and man-made corridors connect residential land uses to rural centers and open space. The design of roads is critical to maintaining the rural character of the road and the larger area. The following design policies are provided to preserve the rural character of existing and new roads within T2 Rural designated community character districts.

Goal: To preserve existing rural corridors and, when appropriate, create new rural roads and/or corridors that maintain the rural character that currently exists in one of the T2 Rural designated community character districts.

Objectives:

- 1.1 Preserve environmental features found along prominent rural corridors through the use of policy, regulatory tools and, if possible, private property choices such as conservation easements. Environmentally sensitive features to be preserved include, but are not limited to:
 - a. Ridgelines
 - b. Viewsheds
 - c. Watersheds and Waterways
 - d. Woodlands
 - e. Floodways and Floodplains
 - f. Unstable Soils
 - g. Steep Slopes
 - h. Rare Species
 - i. Wildlife Corridors
- 1.2 Maintain existing prominent rural corridors. When creating any new rural roads, create roads that complement the rural character of existing rural corridors by using a two-lane rural cross section with swale and reflective striping (rather than roadway lighting for safety and to avoid nighttime light pollution of rural skies) and signage for safety. Where appropriate, multiuse paths may also be included in roadway design.
- 1.3 Structures along the corridor should contribute to the rural character of the corridor with irregular setbacks from the road that follow the environmental constraints of the land, not an established setback. Spacing and orientation of homes should also follow the environmental constraints of the land, including preserving open space and viewsheds.
- 1.4 Provide pedestrian and bike paths by either on-road or multi-use paths where appropriate on prominent rural collectors and arterials within T2 Rural designated community character districts.

- 1.5 Encourage the use of pedestrian crosswalks, signage, medians and other pedestrian-friendly enhancements at prominent intersections and areas connecting with Rural Centers.
- 1.6 Rural roads should wind and curve to follow the natural land forms.

ENDNOTES – Community Comments from previous Meetings

ⁱ Introduction - T2 RURAL

COMMENTS from 8/13/2014 Meeting:

- No office complexes—traffic is not heavy.
- Where is the line between protecting our “rural character” and rightfully keeping commercial? Rural commercial? Policy? Needs being met.
- Ok—we do not see the Whites Creek community as strictly agricultural. One concern—preserve in perpetuity: woodlands and wildlife corridors and habitat. Would that prohibit clearing timber and other uses of the land? Worried environmentalist. Restrictions in perpetuity.
- Limitation of 25% development per lot must be implemented.

COMMENTS from 9/15/2014 Meeting:

- Residents of Davidson County residing within areas designated as T2 Rural have chosen to reside in these areas largely due to its environmental setting of hillsides, valleys, forest, agriculture, and rural character. As development occurs, it must be managed to protect and enhance these assets. NOTE – “to protect and enhance these assets” – should enhance both visually as well as functionally. Is the water getting cleaner? Air cleaner? Soil integrity preserved ->no car parking – no grass cutting which impacts soil. No cutting out and removing of hillsides to give owner flatter land.
- Group would like to see rules around preservation of naturally low sound levels (referencing noise from Fontanel and detrimental; impact on rural quality of life on Lloyd Rd./WCP/OHB. Fontanel continues to only pay lip service to this problem. Absence of unnatural sounds is a hallmark of a rural area.
- At this point in the DDP process, we have not yet addressed any historic preservation issues. Should we? Could we?
- If someone wanted to build a 300 acre theme park in Whites Creek, does anything in this rural policy protect us from that? This is not a random thought. There is reason to believe this is brewing.
- The conservation policy has always been clear about protecting steep slopes and flood plains. What stops us from taking this a step further and adding "tree canopy". After all, this is where our oxygen comes from. I understand about property rights, etc., BUT what about "right to breath clean air" rights? Also, while our code protects flood plains to a degree, e.g., no buildings in the flood plain, it does not currently protect the quality of the soil and its ability to drain rainwater. For example, Fontanel parks concert cars in the flood plain all the time, causing compaction of the flood plain soil, leading to fast run off into creeks, erosion of creek banks and flooding. Is there any way these rural definitions can speak to the quality

of the rural lands preserved, the preservation of their natural function, and not only what it looks like superficially?

ii Introduction - T2 RURAL

COMMENTS from 8/13/2014 Meeting:

- Concerning item 2: #2 allows too much room for development.
- What are the restrictions in a conservation overlay?
- Add airspace to the preservation; add preserve vistas and scenic views from the towers. Include areas for hunting.

iii T2 Rural Agriculture (NEW)

COMMENTS from 8/13/2014 Meeting:

- No large industrial farms. Exceptions could be made for fruit/veggies.
- Limited hunting. Smart planning and use of the land to support local community and surrounding areas. Waterways—watershed protected. All areas with rich soils used in production.
- Classy unique small businesses should be promoted.
- Small sustainable farms—without corporate process plants—are allowable.
- Industrial farms and “odors” operations such as Tyson Chicken, Feed Lots are inappropriate. “Organically” certified operations would be more appropriate—“U pick” operations.

COMMENTS from the 9/15/2014 meeting:

- High levels of traffic on Lickton Pike and the speed limits need to be looked at.
- To preserve appropriate land within Davidson County for active agricultural activities, recognizing its value as contributing to the history of the community, contributing to a diversified economic base, providing produce and other food products for increased food security, providing an economically viable use for some environmentally constrained **Jobs, not only environmentally constrained lands**, land, contributing to open space, and providing character to the rural landscape.
- Commonly used boundaries to define T2 Rural Agricultural Policy areas include, but are not limited to: presence of prime farm soils, suitability for livestock maintenance, environmental features, man-made features (rail lines, major utility easements, prominent roads), and transitional uses (open space, institutional), **access to flowing waterways**.
- No development
- It seems that all of the rural definitions require 200 feet of road frontage, if I am understanding this correctly. This is concerning to me because so many lots have already been surveyed off with less than that. It would be interesting and informative if you could bring a map showing which properties in Whites Creek meet that requirement. It is also a

little concerning because given our desires as a city to allow space for small, organic farming, which is often on 5 acres or less, we may be inadvertently setting up an unnecessary barrier to small farming in Davidson County. If a property has 200 feet of road frontage, it is likely a very large acreage lot which means expensive land and prohibitive to a small farmer. Small organic farmers are typically on 5 acres or less, with less road frontage. In fact, most new tomato farms in Tennessee are on 5 acres or less. Vegetable farmers need less land. Even my farm of 75 acres, currently zoned AR2a, with over 2 acres of active vegetable production, eggs and honey, only has 150 feet of road frontage. I understand the road frontage is what lends a rural landscape over a large area, but conventional farming of GMO soybeans and corn is not done here. Can you think of a way to include smaller lots, that are only different in their shape relative to the road (narrow but deep, instead of wide at the road) in the rural areas. I think we will lose a large amount of land if we don't figure this out. These definitions need to lead us to the desired outcome (more food production in Davidson County, locally) as well as serve the desires for rural character preservation. I know the community chose this, but I'm not sure they understand what it could mean for farming, since most people don't farm and don't think about these things. If I am understanding this correctly, maybe we could have another conversation about the agricultural ramifications of 200 foot frontage.

COMMENTS from 10/14/2014 Meeting:

- Add Conservation Subdivisions to T2 RA.

^{iv} **T2 Rural Agricultural (NEW)**

COMMENTS from 8/13/2014 Meeting:

- Residential buildings should be allowed based on current zoning (some up to 20/ acres) with consideration for rural views, aesthetics.
- Sewer access should be considered with residential development (support).
- Land dictates use—a mix of large estate homes and affordable smaller dwellings should be allowed.
- Aggressive greenways should be viewed more critically in relation to existing homes' peace and privacy.
- Would a rural overlay force a rezoning to a lower density on future property sales? We vote no. Civic, parks should reflect agricultural needs like farmers market, rodeo shed, arena for livestock.

COMMENTS from the 9/15/2014 meeting:

- #3 Watershead protection also includes deforestation. We need to protect tree canopy with smart logging.
- Noise pollution is also a concern

^v T2 Rural Countryside (NEW)

COMMENTS from 8/13/2014 Meeting:

- Our table feels that Rural Countryside more fits what we want to see White's Creek designated to be.
- No fewer than 200 feet, no fewer than 5 acres. 200 ft setbacks.
- Rural countryside—if you are going to group together they need a natural buffer to preserve the rural environmental features.

COMMENTS from 9/15/2014 Meeting:

- No clustering with more dense development, i.e. Vista Subdivision
- No bigger than 15 family clusters

^{vi} T2 Rural Neighborhood Center (Key Description)

COMMENTS from the 9/15/2014 meeting:

- Regarding the T2 NC Rural Center definition, is there anything that does or could speak to the type of business allowed - for example, what could prohibit a CVS in the middle of WC? Kroger?